

MINUTE ITEM

8/8/66

24. SALE OF VACANT STATE SCHOOL LAND, APPLICATIONS NOS. 77 AND 96, RIVERSIDE LAND DISTRICT, RIVERSIDE COUNTY; MARK ARMISTEAD, INC. - S.W.O. # 8161 AND 8207.

After consideration of Calendar Item 13 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE TWO PARCELS HEREINAFTER DESCRIBED ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCELS IN RIVERSIDE COUNTY, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO MARK ARMISTEAD, INC., THE SOLE QUALIFIED BIDDER, AS FOLLOWS:

PARCEL NO. 1 (ALL OF SECTION 16, T. 5 S., R. 23 E., S.B.M., CONTAINING 525.14 ACRES MORE OR LESS) AND PARCEL NO. 2 (ALL OF SECTION 16, T. 7 S., R. 11 E., S.B.M., CONTAINING 640 ACRES MORE OR LESS) AT THE CASH PRICES OF \$9,377.10 AND \$19,401.00 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY.

Attachment

Calendar Item 13 (2 pages)

8/8/66

13.

SALE OF VACANT STATE SCHOOL LAND, APPLICATIONS NOS. 77 AND 96, RIVERSIDE LAND DISTRICT, RIVERSIDE COUNTY; MARK ARMISTEAD, INC. - S.W.O.s 8161 AND 8207.

Two applications have been received from Mark Armistead, Inc., of Hollywood, California, to purchase the following parcels:

Parcel No. 1: (Application No. 96) All of Section 16, T. 5 S., R. 23 E., S.B.M., containing 625.14 acres more or less.

Parcel No. 2: (Application No. 77) All of Section 16, T. 7 S., R. 11 E., S.B.M., containing 640 acres more or less.

Both parcels are located in Riverside County, and contain a total of 1,265.14 acres more or less.

A staff appraisal indicates that the lands are not suitable for cultivation without artificial irrigation, and establishes values as follows:

<u>Parcel No.</u>	<u>Acres</u>	<u>Price per Acre (Average)</u>	<u>Appraised Value</u>
1	625.14	\$15.00	\$ 9,377.10
2	640.00	30.00	19,200.00

Parcel No. 1

Location: About 10 airline miles north of Blythe and $3\frac{1}{2}$ airline miles west of the Colorado River.

Access: $2\frac{1}{2}$ miles from public road - U.S. Highway 95.

Water: No surface water, and little likelihood of developing well water.

Terrain: Mountainous, rocky, steep slope.

Elevation: High, 1,600'; low, 800'.

Cover: No vegetation on this parcel other than very scattered creosote bush and some mesquite in the arroyos.

Highest and
Best Use: Desert recreation.

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Parcel No. 2

Location: About six miles northeast of Salton Sea State Park.
Access: No public access.
Water: No surface water, and well potential is unknown.
Terrain: Mountainous, gravelly, moderate to very steep slope.
Elevation: High, 1,650'; low, 750'.
Cover: No vegetation on this parcel except for scattered mesquite and Palo Verde in the washes.

Highest and
Best Use: Desert recreation.

Mark Armistead, Inc., amended their offer in writing, concurring with the appraised value of the two parcels in accordance with regulations. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised values of \$9,377.10 and \$19,200.00 for Parcels Nos. 1 and 2, respectively. As a result of advertising, the applicants, to qualify their previous written offer, submitted the minimum cash required of \$9,377.10 for Parcel No. 1, and increased their bid to \$50.31+ per acre for a total of \$19,401.00 for Parcel No. 2. No further bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE TWO PARCELS HEREINAFTER DESCRIBED ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCELS IN RIVERSIDE COUNTY, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO MARK ARMISTEAD, INC., THE SOLE QUALIFIED BIDDER, AS FOLLOWS:

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